

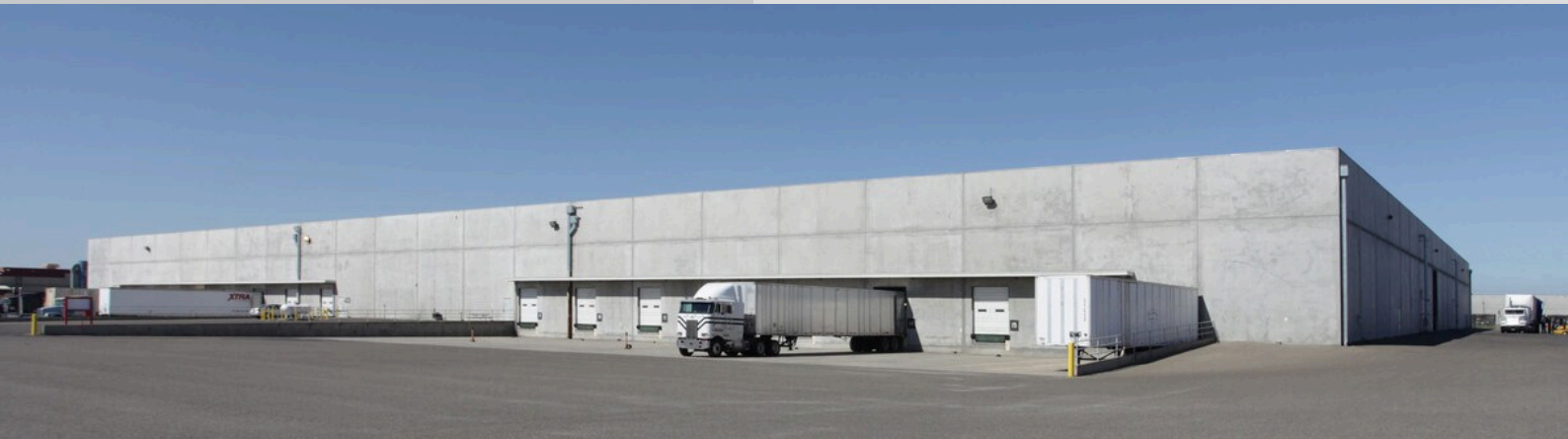
415 Codoni Ave, Modesto, CA 95357

Your Next Investment

THIS SPACIOUS PROPERTY
ENCOMPASSES 138,835 SQUARE FEET.

Property Features

- YEAR BUILT: 1997
- CLEAR HEIGHT: 30'
- SKYLIGHTS: 128
- INSULATED CEILING: YES
- LED LIGHTING: YES
- HIGH LOADING DOCK DOORS: 16
- ROLL-UP DOORS: 2
- OFFICE AREA: YES
- RAIL-SERVED: 8 RAIL CAR SPOTS



Contact us today for more information on our
properties and services at **209.481.9111!**

BEARD

Chris Conklin
cconklin@beardland.com

530 11th Street Modesto, CA 95354
209.481.9111



Area Highlights

- 2,000+ acre business park
- Central & Northern CA strategic location
- 9+ million SF industrial, warehouse, manufacturing space
- Build-to-suit: 25,000 SF to 1+ million SF
- Home to major brands: Frito-Lay, Del Monte, Nestlé, Gallo, Plastipak, Graham Packaging

Rail-Served Industrial Facility

STRATEGICALLY POSITIONED INDUSTRIAL WAREHOUSE OFFERING EFFICIENT DISTRIBUTION FUNCTIONALITY WITH RAIL CAPABILITY AND ABUNDANT NATURAL LIGHT.

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